



## **SHEFFIELD CITY COUNCIL Planning & Highways Committee Report**

---

**Report of:** Head of Planning

---

**Date:** 9 August 2016

---

**Subject:** Enforcement Report  
25 Armstead Road

---

**Author of Report:** Lucy Bond

---

**Summary:** To inform committee members of a breach of Planning Control and to make recommendations on any further action required.

---

### **Reasons for Recommendations:**

To remedy the breach of Planning Control

### **Recommendations:**

That this Committee agrees that whilst the overall height of the decking has not been reduced in total compliance with their previous recommendation that the lowered deck is now at a level that does not cause unreasonable overlooking of neighbouring property. In addition this Committee agrees that the retention of the timber shed on the lowered deck raises no overbearing or overshadowing concerns which would justify further action.

That this Committee agrees no further action be taken.

---

### **Background Papers:**

---

**Category of Report:** OPEN

## **ENFORCEMENT REPORT**

RETENTION OF RAISED DECKING AND TIMBER SHED AT 25 ARMSTEAD ROAD.

REFUSED PLANNING APPLICATION 16/00706/FUL

### 1. PURPOSE OF REPORT

- 1.1 To inform committee members of alterations to the raised decking within the rear garden of 25 Armstead Road which have been made to comply with the decision of the Planning and Highways Committee on 7<sup>th</sup> June 2016 and to request that no further action be taken.

### 2. BACKGROUND

- 2.1 Planning application 16/00706/FUL for the retention of raised decking, a timber shed and reed fencing within the rear garden of 25 Armstead Road was refused with enforcement action by Planning and Highways Committee on 7<sup>th</sup> June 2016. At this time the Committee decided that the decking should be reduced in height to ground level with a reduction in height of the reed fence so it didn't exceed the height of the original boundary fence. The timber shed is sited on the decking.
- 2.2 Since Committee made their decision the applicant has carried out works to lower the decking but has not lowered the entire deck to ground level. The reed fencing has been reduced in height to match the height of the original boundary fence and the timber shed relocated onto the lowered deck.
- 2.3 The garden to the rear of 25 Armstead Road slopes up from the back of the property. The original raised deck was built out 150mm above the highest ground level adjacent to the rear boundary of the site resulting in its front elevation being elevated 550mm above the original garden level. The deck was accessed via steps adjacent to the boundary with 27 Armstead Road. The works now carried out have secured a reduction in height of the front of the deck to 280mm above the original garden level with the rear part now below original ground level. As a consequence the upper access step has been removed.
- 2.4 The applicant has now contacted Planning Officers to seek their approval that the deck as lowered is now acceptable. The Planning Officer has visited the site and can confirm that whilst the raised deck

and lowered reed fencing still allows limited views over the rear of neighbouring property this is not at a level which officers consider requires further action. Photograph 1 shows the view from the front edge of the deck and photograph 2 from the seating area on the deck.

Photograph 1



Photograph 2



- 2.5 It is noted that the rear elevation of the shed is still partially visible from the neighbouring garden with a limited projection above the boundary fence but it is considered that the scale of the projection above the boundary fence is not now unreasonable and that the works that have been undertaken represent an acceptable compromise solution in this case.

Photograph 3



### 3 EQUAL OPPORTUNITIES

- 3.1 There are no equal opportunity issues arising from the recommendations in this report.

### 4 FINANCIAL IMPLICATIONS

- 4.1 There are no financial implications expected as a result of this report.

### 5.0 RECOMMENDATIONS

- 5.0 That this Committee agrees that whilst the overall height of the decking has not been reduced in total compliance with their previous recommendation that the lowered deck is now at a level that does not cause unreasonable overlooking of neighbouring property. In addition this Committee agrees that the retention of the timber shed on the lowered deck raises no overbearing or overshadowing concerns which would justify further action.

- 5.1 That this Committee agrees no further action be taken.



This page is intentionally left blank